006.0	0005	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,020,700	/	1,020,700
USE VALUE:	1,020,700	/	1,020,700
ASSESSED:	1,020,700	/	1,020,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANGELAKIS SOTIRIOS--ETAL
Owner 2:	ANGELAKIS DINA P
Owner 3:	
Street 1:	7 RANDOLPH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2795 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	559,600	5,100	456,000	1,020,700
Total Card	0.115	559,600	5,100	456,000	1,020,700
Total Parcel	0.115	559,600	5,100	456,000	1,020,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.19 | /Parcel: 365.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5782
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!609!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	559,600	5100	5,000.	456,000	1,020,700	1,020,700	Year End Roll	12/18/2019
2019	104	FV	415,400	5100	5,000.	484,500	905,000	905,000	Year End Roll	1/3/2019
2018	104	FV	415,400	5100	5,000.	353,400	773,900	773,900	Year End Roll	12/20/2017
2017	104	FV	390,000	5100	5,000.	307,800	702,900	702,900	Year End Roll	1/3/2017
2016	104	FV	390,000	5100	5,000.	262,200	657,300	657,300	Year End	1/4/2016
2015	104	FV	348,100	5100	5,000.	256,500	609,700	609,700	Year End Roll	12/11/2014
2014	104	FV	348,100	5100	5,000.	210,900	564,100	564,100	Year End Roll	12/16/2013
2013	104	FV	362,000	5100	5,000.	200,600	567,700	567,700		12/13/2012

PRINT

Date	Time
12/10/20	16:21:44

LAST REV

Date	Time
11/06/17	09:20:22

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 609

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21396-132		9/1/1991		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	5782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	519	Redo Bat	12,000	C				
2/3/2004	73	Porch	42,000					2 STORY PORCH 2ND
5/28/2002	380	Porch	10,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

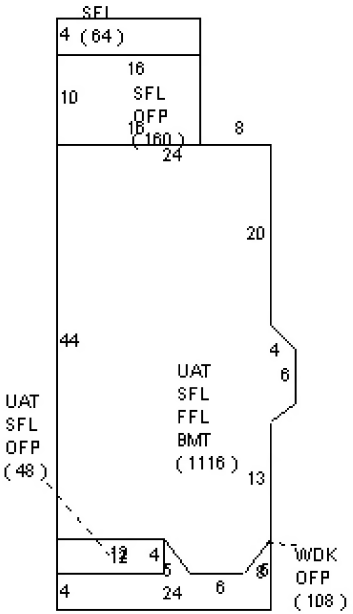
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06932902
Const Adj.:	0.98990101
Adj $ / SQ:	179.950
Other Features:	131500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687424
Depreciation:	127861
Depreciated Total:	559563

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.95
Special Features:	0	Val/Su Net:	129.09
Final Total:	559600	Val/Su SzAd	223.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,388	179.950	249,771
BMT	Basement	1,116	53.990	60,247
FFL	First Floor	1,116	179.950	200,824
OFP	Open Porch	316	21.500	6,795
UAT	Upper Attic	291	125.970	36,656
WDK	Deck	108	15.110	1,631

Net Sketched Area:	4,335			Total:	555,924
Size Ad	2504	Gross Are	5208	FinArea	2795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc